

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-A-24-UR **Related File Number:**
Application Filed: 11/29/2023 **Date of Revision:**
Applicant: RALPH SMITH

PROPERTY INFORMATION

General Location: North side of W Emory Rd, east side of Howard Bennett Way
Other Parcel Info.:
Tax ID Number: 77 142 **Jurisdiction:** County
Size of Tract: 1.7 acres
Accessibility: The three new lots would be accessed via a shared driveway off of W Emory Road, a major arterial street with a pavement width of 27 ft within a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: 3 duplexes on separate lots **Density:** 3.5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily single family residential with some large agricultural lots.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7509 W EMORY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned from A to RA in 2023 (1-R-23-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the request for 3 duplexes, subject to 3 conditions.

Staff Recomm. (Full):

- 1. Subdividing the property into separate lots as shown on the site plan and meeting all applicable requirements of the platting process and Subdivision Regulations.
- 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments:

This request is for three duplexes on a 1.7-acre lot zoned RA. The RA zone does not allow multiple duplexes on a single lot, so the property needs to be subdivided before the building permit phase. The proposed subdivision will be served by a 25-ft wide Shared Permanent Access Easement (SPA). The existing one-story, single-family structure on the property will be demolished.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends LDR (Low Density Residential) land use with less than 5 du/ac in the County. The proposed subdivision has a density of 3.53 du/ac.

B. The proposed density is also compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan.

C. The General Plan's development policy 9.3 encourages that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The duplexes are one story and will be similar in scale and height to the surrounding neighborhood.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The RA zone is intended to provide for residential areas with low population densities. The proposed duplexes are permitted via the Use on Review process.

B. The proposed lot size for each of the three lots is well over 12,000 sf, which is the minimum lot size for a duplex in the RA zone.

C. The site plan and elevations as provided conform to the dimensional standards of the RA zone (Article 5.11.04 - 5.11.11) and off-street parking requirements (Article 3.50 - 3.51).

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.

A. The proposed duplex subdivision has a similar character to other residential subdivisions in this area. Each lot of the 5-lot subdivision north of the property has been approved for duplex development by the Planning Commission on separate occasions (1-B-22-UR, 2-C-12-UR, 1-B-98-UR). Two of these lots currently accommodate duplex structures.

B. The surrounding area is characterized by one- and two-story houses. The proposed single-story structure will be compatible in size and scale with the neighboring single-family houses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed duplexes are considered low-density residential uses and are compatible with other low-density residential uses.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL

TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The development will have one driveway access to Emory Road, a major arterial street. The proposed SPAE layout is preliminarily approved by the Knox County Department of Engineering and Public Works, subject to further review during the plating process.

B. Three duplexes would be a minor increase in density for the area and would not significantly impact traffic on surrounding streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

Action: Approved with Conditions **Meeting Date:** 1/11/2024

Details of Action:

Summary of Action: Approve the request for 3 duplexes, subject to 3 conditions.

Date of Approval: 1/11/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**